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TRANSFER  
TAX  
PAIDWARRANTY DEED

015484

JEFFREY S. JACQUES of Fairfield, County of Somerset and State of Maine for consideration paid, grants to CHARLES T. BOYCE of Winslow, County of Kennebec and State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Being Lot #1 as shown on a Survey Plan entitled "Coolidge Street Subdivision" prepared by Rowe and Wendell dated May, 1987 and recorded in the Kennebec County Registry of Deeds on June 12, 1987 in Plan File D-87097. This Lot contains 29,344 square feet.

Also conveyed herewith is a right of way in common with others for purposes of ingress and egress to and from the above described Lot to Washington Street.

The above described premises are conveyed subject to the following restrictions which shall run with the land and be binding upon the Grantees herein and their successors and assigns:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuilding shall be occupied as a residence prior to the construction of the main building.

2. That no house for more than one family and costing less than forty thousand (\$40,000.00) dollars shall be built on said land, and no building, including garages shall be erected or placed on any part of said land within thirty (30) feet of the street and within ten (10) feet from any boundary line.

3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintain on said lots or any building thereon.

4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.

5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.

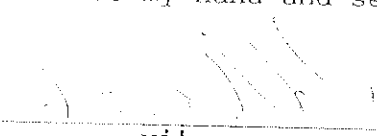
6. The exterior or any building constructed on the premises shall be completed within one (1) year from the date of issuance of the City of Waterville building permit.


Reference is made to a City of Waterville Certificate of Variance dated October 14, 1987 and recorded in the

Kennebec County Registry of Deeds in Book 3255, Page 248.

Being the same premises conveyed to Jeffrey S. Jacques by warranty deed of Daniel H. Pinnette and Jeffrey S. Jacques dated February 16, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3307, Page 88.

WITNESS my hand and seal this 15th day of July, 1988.

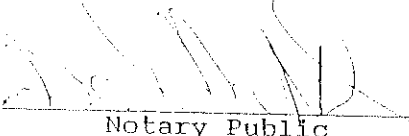
  
witness

x   
JEFFREY S. JACQUES

THE STATE OF MAINE  
Kennebec, ss.

July 15, 1988

Then personally appeared the above named JEFFREY S. JACQUES and acknowledged the foregoing instrument to be his free act and deed.

Before me, 

Notary Public  
David R. Whittier, Esq.

RECEIVED CLERK OF COURTS

1988 JUL 19 AM 11:00

MY COMMISSION EXPIRES AUGUST 31, 1993  
DAVID R. WHITTIER

SEAL